

CITY COUNCIL
ATLANTA, GEORGIA

02-0 -0827

AN ORDINANCE

Z-02-21

BY: ~~ZONING COMMITTEE~~

3-12-02

Debi Starn

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2498 (aka 2484) Forrest Avenue, N.W.** be changed from the **R-4A (Single-Family Residential)** District, to the **R-4B (Single-Family Residential)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **253** of the **17th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

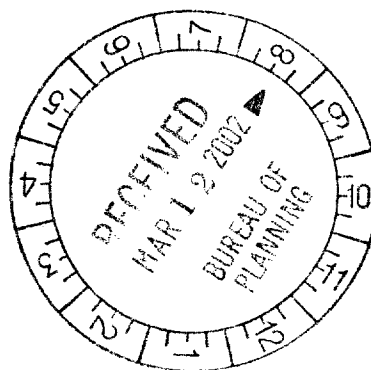
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF ATLANTA, AND IN LAND LOT 253 OF THE 17TH DISTRICT OF FULTON COUNTY, GEORGIA, BEING KNOWN AS LOT 5, BLOCK T, OF THE SPINKS PROPERTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN PLACED AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF FORREST AVENUE (A 40-FOOT RIGHT-OF-WAY) WITH THE WESTERLY RIGHT-OF-WAY OF FORREST PLACE (A 40-FOOT RIGHT-OF-WAY); THENCE PROCEED ALONG THE WESTERLY RIGHT-OF-WAY OF FORREST PLACE SOUTH 20 DEGREES 17 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 79.02 FEET TO AN IRON PIN IN CONCRETE; LEAVING SAID RIGHT-OF-WAY, PROCEED SOUTH 89 DEGREES 39 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 178.87 FEET TO AN IRON PIN PLACED; THENCE PROCEED NORTH 39 DEGREES 25 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 41.63 FEET TO AN IRON PIN PLACED ON THE SOUTHERLY RIGHT-OF-WAY OF FORREST AVENUE; THENCE PROCEED ALONG THE SOUTHERLY RIGHT-OF-WAY OF FORREST AVENUE NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 196.40 FEET TO AN IRON PIN PLACED AT THE WESTERLY RIGHT-OF-WAY OF FORREST PLACE, AND THE POINT OF BEGINNING; BEING IMPROVED PROPERTY KNOWN AS 2498 FORREST AVENUE ACCORDING TO THE PRESENT SYSTEM OF NUMBERING IN THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA; ALL ACCORDING TO A SURVEY PREPARED FOR TOM COLQUITT BY J.A. EVANS SURVEYING CO., INC., DATED JUNE 25, 1999.

THIS IS THE SAME PROPERTY CONVEYED TO LLOYD L. LILLY BY WARRANTY DEED DATED 1981, AND RECORDED IN DEED BOOK 7783, PAGE 217, FULTON COUNTY RECORDS.



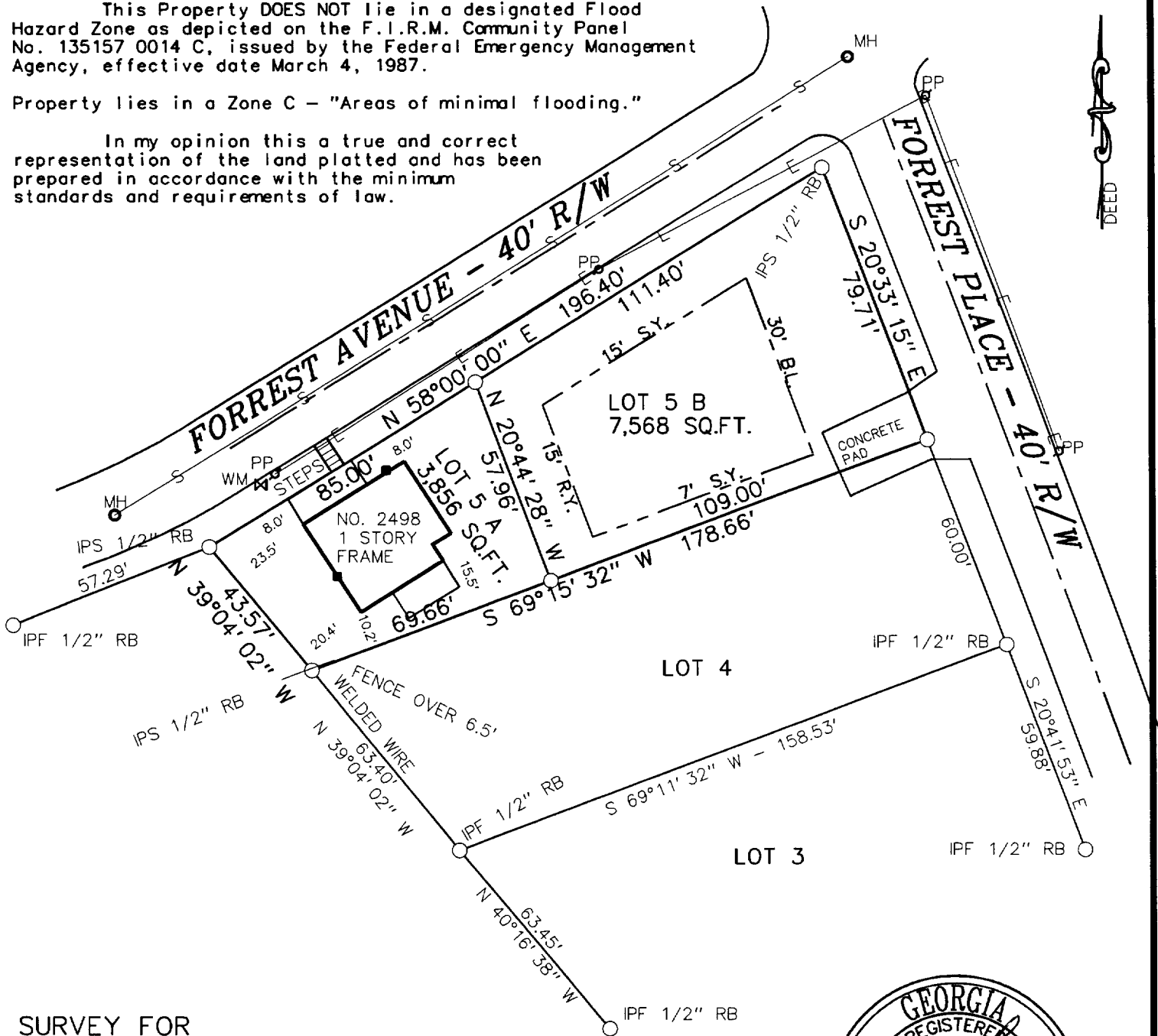
Z-02-21

sheet 1 of 2

This Property DOES NOT lie in a designated Flood Hazard Zone as depicted on the F.I.R.M. Community Panel No. 135157 0014 C, issued by the Federal Emergency Management Agency, effective date March 4, 1987.

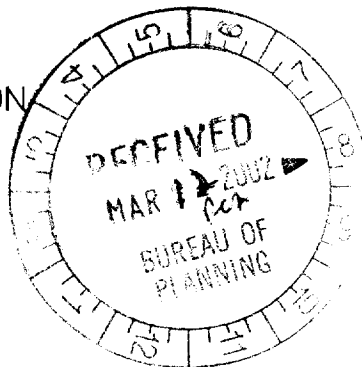
Property lies in a Zone C - "Areas of minimal flooding."

In my opinion this a true and correct representation of the land platted and has been prepared in accordance with the minimum standards and requirements of law.



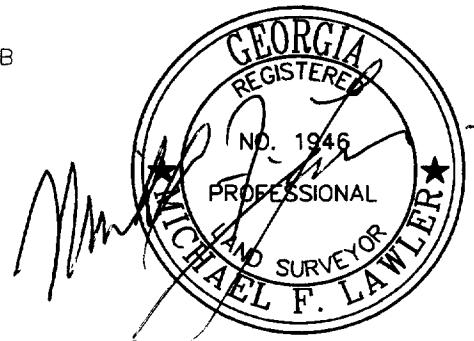
SURVEY FOR MARK MATHER

LOT 5 - BLOCK "T"
SPINKS PROPERTY SUBDIVISION
CITY OF ATLANTA
LAND LOT 253
17th LAND DISTRICT
FULTON COUNTY
GEORGIA
SCALE: 1" = 40'
DATE: 03-11-02
RE: PB 9. PG 33



Z-02-21

Sheet 2 of 2



ALTA Surveying, Inc.
Suite 215
1280 Winchester Parkway
Smyrna, Georgia 30080
Tel - 770-432-7001

02-0-0827

(Do Not Write Above This Line)

AN ORDINANCE

Z-02-21

BY: ~~ZONING COMMITTEE~~

Devin Starns

AN ORDINANCE TO REZONE FROM THE R-4A (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO THE R-4B (SINGLE-FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2498 (AKA 2484) FORREST AVENUE, N.W. FRONTING 79.71 FEET ON THE WESTERLY SIDE OF FORREST PLACE BEGINNING AT THE SOUTHWEST CORNER OF FORREST AVENUE. DEPTH: 196.40 FEET; AREA: 11,424 SQUARE FEET; LAND LOT 253, 17TH DISTRICT, FULTON COUNTY, GEORGIA.

OWNER: MARK MATHER

APPLICANT: SAME

NPU-D COUNCIL DISTRICT 9

☐ CONSENT REFER☐ REGULAR REPORT REFER

14 per paper

☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred

5/6/02

Referred To:

ZRB + Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

COUNCIL ACTION

☐ 2nd☐ 1st & 2nd

Readings

☐ Consent☐ V Vote☐ RC Vote

CERTIFIED

MAYOR'S ACTION